



PLANNING COMMISSION SUMMARY OF ACTIONS

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LBR

February 13, 2002

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PRESENT: Commissioners de la Fe, DuBois, Hall, Harsel, Kelso, Koch, Moon, Murphy, Smyth, Wilson

ABSENT: Commissioners Alcorn, Byers

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The meeting was called to order at 8:23 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Smyth announced that a Policy and Procedures Committee would be held on Thursday, February 20, 2003 at 7:30 p.m. in the Board Conference Room. She noted that the new work program on Zoning Ordinance amendments would be discussed.

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Commissioner Smyth noted that an addendum to the staff report for PCA-84-D-049-5 and FDPA-84-D-049-6, TYSONS II LAND COMPANY, LLC, scheduled for February 26, 2003, would be issued soon.

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Commissioner Harsel MOVED THAT THE FOLLOWING MINUTES BE APPROVED:

June 13, 2001	July 11, 2001
June 14, 2001	July 12, 2001
June 20, 2001	July 18, 2001
June 21, 2001	July 19, 2001
June 27, 2001	July 25, 2001
June 28, 2001	July 26, 2001

Commissioners Hall and Kelso seconded the motion which carried by a vote of 8-0-1 with Commissioner de la Fe abstaining; Commissioners Alcorn and Byers absent from the meeting.

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Commissioner Harsel announced her intent to seek approval of the September and October 2001 minutes on Thursday, February 27, 2003.

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Commissioner Murphy MOVED THAT THE PUBLIC HEARING ON RZ-2002-SP-033, CHRISTOPHER MANAGEMENT, INC., BE DEFERRED TO A DATE CERTAIN OF APRIL 2, 2003.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners Alcorn and Byers absent from the meeting.

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Commissioner DuBois MOVED THAT THE DECISION ONLY ON 2232-D02-4 AND SEA-97-D-020, VERIZON VIRGINIA, BE DEFERRED TO A DATE CERTAIN OF FEBRUARY 19, 2003.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners Alcorn and Byers absent from the meeting.

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Commissioner DuBois noted that Commissioner Wilson had expressed an interest in touring the Verizon switching station at Chain Bridge Road. Commissioner Wilson said if any other Commissioners were interested in doing so, to let her know and she would schedule a tour.

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In the absence of Committee Chairman Alcorn, Commissioner Harsel announced that an Environment Committee would be held on Wednesday, February 19, 2003 at 7:00 p.m. in the Board Conference Room to continue discussions on the proposed amendments to the Chesapeake Bay Ordinance.

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Chairman Murphy MOVED THAT THE PLANNING COMMISSION RATIFY THE 2003 COMMITTEE ASSIGNMENTS AS OUTLINED IN THE MEMORANDUM DATED FEBRUARY 23, 2003, DISTRIBUTED TONIGHT. There being no objection, it was so ordered.

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Chairman Murphy noted that Commissioner Koch would succeed Commissioner DuBois as the Planning Commission appointee to the Airports Advisory Committee.

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FS-H02-25 - NEXTEL COMMUNICATIONS - 1850 Town Center Drive

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FS-H02-25.

Commissioners Hall and Kelso seconded the motion which carried unanimously with Commissioners Alcorn and Byers absent from the meeting.

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RZ-2002-LE-023 - WILLIAM K. AMES (Decision Only)
(Public Hearing held on January 29, 2003)

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2002-LE-023, WILLIAM K. AMES, SUBJECT TO THE PROFFERS DATED FEBRUARY 10, 2003.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioners Alcorn and Byers absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS WAIVE THE MINIMUM DISTRICT SIZE FOR THE R-8 DISTRICT.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioners Alcorn and Byers absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS MODIFY THE TRANSITIONAL SCREENING REQUIREMENTS ALONG THE NORTHERN AND WESTERN BOUNDARIES TO THAT SHOWN ON THE GDP AND WAIVE THE BARRIER REQUIREMENTS.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioners Alcorn and Byers absent from the meeting.

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2232-M02-10 - SPRINT PCS/APC REALTY AND EQUIPMENT COMPANY, LLC
SE-2002-MA-020 - SPRINT PCS/APC REALTY AND EQUIPMENT CO., LLC (Decisions Only)
(Public Hearing was held on January 9, 2003)

Commissioner Hall MOVED THAT THE PLANNING COMMISSION FIND THAT THE FACILITY PROPOSED UNDER 2232-M02-10 SATISFIES THE CRITERIA OF LOCATION, CHARACTER AND EXTENT, AS SPECIFIED IN SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*, AND IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE COMPREHENSIVE PLAN.

Commissioner DuBois seconded the motion which carried by a vote of 7-0-2 with Commissioners Koch and Harsel abstaining; Commissioner Kelso not present for the vote; Commissioners Alcorn and Byers absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-2002-MA-020, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED FEBRUARY 13, 2003 WITH THE FOLLOWING REVISIONS:

ADD A SENTENCE TO CONDITION NUMBER 11 STATING: "ABSOLUTELY NO LIGHTING SHALL BE PERMITTED ON THE SITE WHICH HAS AS ITS PURPOSE THE ILLUMINATION OF THE MONOPOLE/FLAGPOLE OR FLAGS.";

DELETE THE LAST SENTENCE FROM CONDITION NUMBER 11;

DELETE CONDITION NUMBER 16.

Commissioners DuBois and Wilson seconded the motion which carried by a vote of 7-0-2 with Commissioners Koch and Harsel abstaining; Commissioner Kelso not present for the vote; Commissioners Alcorn and Byers absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION OF TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER REQUIREMENT ON THE NORTH AND SOUTH IN FAVOR OF THE EXISTING LANDSCAPING.

Commissioners DuBois and Wilson seconded the motion which carried by a vote of 7-0-2 with Commissioners Koch and Harsel abstaining; Commissioner Kelso not present for the vote; Commissioners Alcorn and Byers absent from the meeting.

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RZ-2002-DR-030 - SEKAS HOMES LTD
FDP-2002-DR-030 - SEKAS HOMES LTD

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON RZ-2002-DR-030 AND FDP-2002-DR-030 TO A DATE CERTAIN OF FEBRUARY 20, 2003, WITH THE RECORD TO REMAIN OPEN FOR PUBLIC COMMENT.

Commissioners de la Fe and Hall seconded the motion which carried unanimously with Commissioners Alcorn and Byers absent from the meeting.

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2232-Y02-30 - DEPARTMENT OF COMMUNITY AND RECREATION SERVICES

Commissioner Koch MOVED THAT 2232-Y02-30 BE DEFERRED FOR DECISION ONLY, LEAVING THE RECORD OPEN FOR WRITTEN COMMENT, UNTIL FEBRUARY 20, 2003.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn and Byers absent from the meeting.

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2232-Y02-31 - FAIRFAX COUNTY WATER AUTHORITY

Commissioner Koch MOVED THAT THE PLANNING COMMISSION DETERMINE, IN ACCORDANCE WITH *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED, THAT THE PROPOSAL BY THE FAIRFAX COUNTY WATER AUTHORITY FOR THE EXTENS
ION OF

APPROXIMATELY 18,100 LINEAR FEET OF 24 INCH DIAMETER WATER MAIN ALONG THE NORTH SIDE OF LEE JACKSON HIGHWAY, ROUTE 50; BETWEEN RUGBY ROAD, ROUTE 750; AND STRINGFELLOW ROAD, ROUTE 645; AND SOUTH ALONG THE WEST SIDE OF STRINGFELLOW ROAD TO INTERSTATE 66, BE FOUND SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn and Byers absent from the meeting.

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The meeting was adjourned at 10:11 p.m.
Peter F. Murphy, Jr., Chairman